

FOR SALE

KALTIRE

27 STRATHMOOR DRIVE, SHERWOOD PARK, ALBERTA

SINGLE-TENANT NNN AUTOMOTIVE INVESTMENT OPPORTUNITY

KALTIRE

KALTIRE
BRIDGESTONE
Firestone
MICHELIN



Click to electronically sign

CONFIDENTIALITY AGREEMENT

- ✓ CORPORATE COVENANT
- ✓ LANDLORD-FRIENDLY NNN LEASE
- ✓ EXCELLENT LOCATION IN A GROWING URBAN CENTRE

Marcus & Millichap



OPPORTUNITY

Marcus & Millichap's Western Canada NNN Group is pleased to present the opportunity to acquire 27 Strathmoor Drive in Sherwood Park, Alberta (the "Subject Property"). The single-tenant 100% automotive service facility is leased to Kal Tire Ltd., one of Canada's largest independent tire dealers with more than 270 locations across Canada from coast to coast, operating under a landlord friendly triple-net ("NNN") lease, secured by way of corporate covenant.

The Subject Property comprises 21,742 SF of leasable area on a 2.52-acre site within Sherwood Park's Northern Industrial area. The site benefits from direct frontage and access along Strathmoor Drive, with convenient connectivity to Broadmoor Boulevard and Yellowhead Highway. The offering provides stable cash flow with minimal landlord obligations in a strong industrial location.

HIGHLIGHTS

Corporate Covenant & NNN Lease



100% Leased to Kal Tire Ltd., a corporate tenant responsible for all operating costs, including utilities and day to day management.

Longstanding Tenancy



Since construction in 2006, Kal Tire has continuously operated at this location and maintains four 5-year renewal options, supporting long-term tenancy and income stability.

Well-Located Industrial Asset



Situated in Sherwood Park's Northern Industrial area with direct access to Strathmoor Drive and close proximity to Broadmoor Boulevard (22,000 VPD) and Yellowhead Highway (37,000 VPD), providing strong visibility, accessibility, and connectivity within the Edmonton metropolitan area.

Large Site with Functional Improvements



21,742 SF automotive service facility on a 2.52-acre, industrially zoned site, supporting continued automotive and service-oriented use.

Growth-Oriented Market



Located within the Edmonton CMA, Sherwood Park benefits from population growth projected at 11.4% by 2029, more than \$9.0 billion in completed or announced capital projects, and continued industrial expansion anchored by Refinery Row, supporting long-term demand fundamentals.

SALIENT DETAILS

Address: 27 Strathmoor Drive, Sherwood Park, Alberta

Legal Description: Plan 9322408 Block 2 Lot 7 Excepting Thereout All Mines and Minerals

LINC: 0025 496 878

Zoning/Land Use: [IM - Medium Industrial](#)

Site Size: 2.52 Acres

Rentable Area: 21,742 SF

Year Built: 2006

Renewal Options: 4 x 5 Years (*Fair Market Rent*)

Tenant: Kal Tire Ltd.

Lease Expiry: February 28, 2029

Rent Schedule:
 \$370,000 (Mar 1, 2026 - Feb 28, 2027)
 \$375,000 (Mar 1, 2027 - Feb 28, 2028)
 \$380,000 (Mar 1, 2028 - Feb 28, 2029)

Cap Rate:
 5.92% (Mar 1, 2026 - Feb 28, 2027)
 6.00% (Mar 1, 2027 - Feb 28, 2028)
 6.08% (Mar 1, 2028 - Feb 28, 2029)

Price: **\$6,250,000**



Kal Tire is one of Canada's largest independent tire service providers and a leading commercial tire dealer in North America, with an impressive network of over 270 locations across Canada from coast to coast, serving retail and commercial customers. Backed by more than 70 years of industry experience, Kal Tire maintains an extensive supply chain that includes distribution centres and its own transport division. With a fleet of over 500 service trucks and a coast-to-coast operating platform, Kal Tire employs more than 6,500 dedicated team members, reinforcing its position as an industry leader committed to exceptional service and operational excellence.

MARKET OVERVIEW

SHERWOOD PARK

Sherwood Park is located along the eastern edge of Edmonton and forms a core part of the Edmonton Census Metropolitan Area (CMA). Legally designated as a hamlet and governed by Strathcona County, a specialized municipality, Sherwood Park benefits directly from its proximity to Edmonton's economic base while functioning as the County's primary residential and employment centre. With a population of approximately 75,575, the community is home to over two-thirds of Strathcona County's residents.

The area has benefited from sustained investment, with more than \$9.0 billion in completed or announced projects, supported by major industrial operations including Refinery Row, the largest oil and gas refining cluster in Canada and home to Esso's Strathcona Refinery, one of the region's largest employers. Proximity to Edmonton and continued industrial activity underpin long-term demand fundamentals.



Over \$9 billion in completed or announced projects, reflecting sustained capital investment and long-term economic commitment to the region.



A diversified industrial base anchored by oil & gas refining, petrochemical, hydrogen, and chemical industries, supporting stable employment fundamentals.



Strathcona County boasts an average household income of \$187,141, well above the provincial average, highlighting a strong concentration of affluent, high-disposable-income households.



Population growth projected at 11.4% by 2029, reinforcing long-term demand drivers for commercial and service-based real estate.



Strategic location within the Edmonton CMA, providing access to major transportation corridors and key regional employment nodes.

DEMOGRAPHICS

27 Strathmoor Drive, Sherwood Park, AB

3 km

5 km

Strathcona County

2025 Estimated Population	11,479	62,646	106,139
2030 Projected Population	12,457	66,720	110,721
% Population Change (2020-2025)	17.70%	7.70%	3.60%
% Population Change (2025-2030)	8.50%	6.50%	4.30%
Average Household Income	\$141,345	\$136,337	\$187,141



SURROUNDING CONSIDERATIONS



PROPERTY PHOTOS



Marcus & Millichap



Click to electronically sign

CONFIDENTIALITY AGREEMENT

Armaan Sohi

Personal Real Estate Corporation
Associate Director
(604) 675-5216
Armaan.Sohi@MarcusMillichap.com

Joe Genest

Personal Real Estate Corporation
Managing Director Investments
(604) 398-4341
JGenest@MarcusMillichap.com

Jon Buckley

Personal Real Estate Corporation
Senior Managing Director Investments
(604) 630-0215
Jon.Buckley@MarcusMillichap.com

Curtis Leonhardt

Personal Real Estate Corporation
Managing Director Investments
(604) 638-1999
CLeonhardt@MarcusMillichap.com



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2025 Marcus & Millichap. All rights reserved.